



**Board of Commissioners of Cook County  
Report of the Zoning and Building Committee**

*Wednesday, December 4, 2013*

*10:00 AM*

*Cook County Building, Board Room, 118  
North Clark Street, Chicago, Illinois*

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

**Also**

**Present:** Andrew Przybylo, Secretary, Zoning Board of Appeals

**SPECIAL USE/UNIQUE USE**

**14-0060**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a Special Use for a Planned Unit Development in the R-5 Single Family Residence District to construct a new single family home with attached garage on a parcel that is designated as "Environmentally Sensitive Area" by the Cook County Comprehensive Land Use Plan Map (if granted under a companion variance V- 13-53) in Section 36 of Riverside Township.

**Township:** Riverside

**County District:** 17

**Zoning Number:** Z13061

**Docket Number:** 8929, 8932

**Property Address:** 7804 W. 39th Street, Riverside, Illinois.

**Property Description:** The Subject Property consists of less than .25 of an acre located on the Northwest corner of Washington Avenue and 39th Street in Section 36.

**Owner:** Randy and Lora Noel

**Applicant:** Randy and Lora Noel

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Construct a new single family home with attached garage

**Recommendation:** That the application be granted

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 10/07/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Butler that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Yea:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

## **14-0063**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a Special Use for Unique Use Permit in an R-5 Single Family Residence District to operate a non-for-profit facility for the rescue, rehabilitation, education and adoption of unwanted, abused or neglected parrots in Section 17 of Northfield Township.

**Township:** Northfield

**County District:** 14

**Zoning Number:** Z 13052

**Docket Number:** 8928

**Property Address:** 1648 Central Avenue, Northbrook, Illinois.

**Property Description:** The Subject Property consists of approximately 1/4 of an acre located on the West side of Central Avenue approximately 320 feet south of Pleasant Street in Northfield Township, Unincorporated Cook County.

**Owner:** Richard Weiner

**Applicant:** Richard Weiner

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** To care for those parrots who can no longer be cared for by their owners, to rehabilitate them if necessary and to find new and loving permanent homes.

**Recommendation:** ZBA Recommendation for the Application to be granted with Conditions

**Conditions:** The Conditions are as follows:

- 1) No more than 80 birds will be kept inside the Refuge; provided, however, that, in addition to the 80 birds that will be maintained inside the Refuge the Applicant may keep one hawk in a cage located on the rear yard of the Subject Property;
- 2) Applicant Weiner is to eliminate two of the three bird cages currently located in the rear yard of the Subject Property;
- 2) Applicant Weiner is to fully utilize the Subject Property's garage to reduce the street parking;
- 4) No commercial dumpsters permitted; limit to no more than four residential style garbage cans; and
- 5) Limit the hours and days of operation for the benefit of the neighborhood as follows: 9:00 AM - 7:00 PM Monday through Friday and 10:00 AM - 5:00 PM on Saturday and Sunday for volunteers working at, and visitors to, the Refuge.

**Objectors:** Four objectors present at the hearing.

**History:**

Zoning Board Hearing: 09/25/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Butler that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Yea:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

## VARIATIONS

**14-0086**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-5 Single Family Residence District to increase the height of an existing fence in the corner side yard from the maximum allowed 3 feet to an existing 6 feet.

**Township:** Worth

**County District:** 6

**Zoning Number:** Z13068

**Docket Number:** 8939

**Property Address:** 6030 W. 129th Street, Palos Heights, Illinois.

**Property Description:** The Subject Property consists of 0.23 acre located on the Northwest corner of 129th Street and McVicker Avenue in Worth Township, in Cook County District #6.

**Owner:** Reed Sheehan

**Applicant:** Reed Sheehan

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Variance is sought to bring an existing fence into compliance.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 11/06/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

**A motion was made by Commissioner Butler, seconded by Commissioner Steele that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Yea:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

## 14-0085

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

**Request:** Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-4 Single Family Residence District to reduce the lot area from the minimum required 20,000 square feet to an existing 16,800 square feet.

**Township:** Lyons

**County District:** 17

**Zoning Number:** Z13069

**Docket Number:** #8940

**Property Address:** 6029 S. Edgewood Avenue, LaGrange, Illinois

**Property Description:** The Subject Property consists of 0.386 acre located on the East side of Edgewood Avenue approximately 208.35 feet North of 61st Street in Section 17 of Lyons Township

**Owner:** KTP Real Estate LLC - Bronny Samardzija

**Applicant:** Chris Krstev

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Variance is sought in order to construct a new residential dwelling with attached garage.

**Recommendation:** ZBA Recommendation for the application to be granted

**Conditions:** None

**Objectors:** None

#### **History:**

Zoning Board Hearing: 11/06/2013

Zoning Board Recommendation date: 11/06/2013

County Board extension granted: N/A

**A motion was made by Commissioner Gainer, seconded by Commissioner Steele that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Yea:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

**NEW APPLICATION**

**14-0061**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**NEW APPLICATION FOR REFERRAL TO THE ZONING BOARD OF APPEALS**

**Request:** Applicant seeks a map amendment to rezone the property from R-7 SU General Residence District, part of a Planned Unit Development granted in 1986, to C-2 Restricted Office District in order to bring the existing uses in conformance with the Zoning Ordinance.

**Township:** Palos

**County District:** 17

**Property Address:** 13011 S. 104th Ave., Palos Park, Illinois 60464

**Property Description:** Subject property is approximately 5.83 acres located on the northeast corner of 131st Street and 104th Avenue in Palos Park. PIN#: 23-33-100-015-0000

**Owner:** Peace Properties, LLC, 13011 S. 104th Ave., Palos Park, Illinois 60464

**Applicant:** Harvey A. Leffring, Manager, Peace Properties, LLC., 13011 S. 104th Ave. Palos Park, Illinois L 60464

**Current Zoning:** R-7 SU General Residence District with a Special Use for Medical Building

**Intended use:** Professional Offices

**A motion was made by Commissioner Gainer, seconded by Commissioner Butler that this New Application be recommended for referral to Zoning Board of Appeals. The motion carried by the following vote:**

**Yea:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

**ADJOURNMENT**

**Commissioner Gainer, moved to adjourn the meeting, seconded by Commissioner Moore. The motion carried and the meeting was adjourned. The motion carried by the following vote:**

**Yea:** Chairman Silvestri, Commissioners Butler, Collins, Daley, Gainer, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin and Moore (13)

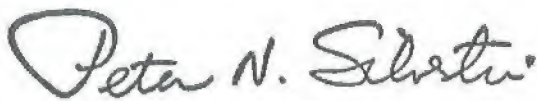
**Absent:** Vice Chairman, Commissioners Murphy, Fritchey, García and Tobolski (4)

SECTION 2

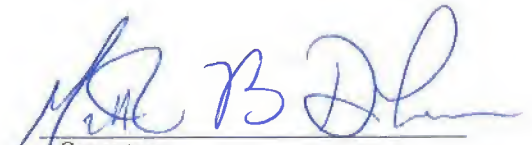
**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File Id Number 14-0060	Recommended for Approval
File Id Number 14-0063	Recommended for Approval
File Id Number 14-0086	Recommended for Approval
File Id Number 14-0085	Recommended for Approval
File Id Number 14-0061	Recommended for Referral

Respectfully submitted,



Chairman

  
Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at

<http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>